016.A	0006	0081.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	882,600	/	882,600
USE VALUE:	882,600	/	882,600
ASSESSED:	882,600	/	882,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		DOROTHY RD, ARLINGTON

OWNERSHIP

Unit #: 81

Owner 1:	XU JIN
Owner 2:	
Owner 3:	
Street 1:	81 DOROTHY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PRICE SKYE & -
Owner 2:	KING VIRGIL -
Street 1:	81 DOROTHY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2012, having primarily Vinyl Exterior and 2786 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	881,700	900		882,600
Total Card	0.000	881,700	900		882,600
Total Parcel	0.000	881,700	900		882,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.80 /Parcel: 316.80

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 315153
GIS Ref:
GIS Ref:
Insp Date: 07/26/18

PREVIOUS ASSESSMENT

Parcel ID: 016.A-0006-0081.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	881,700	900	.		882,600		Year end	12/23/2021
2021	102	FV	866,300	900	.		867,200		Year End Roll	12/10/2020
2020	102	FV	851,000	900	.		851,900	851,900	Year End Roll	12/18/2019
2019	102	FV	830,400	900	.		831,300	831,300	Year End Roll	1/3/2019
2018	102	FV	755,800	900	.		756,700	756,700	Year End Roll	12/20/2017
2017	102	FV	678,100	900	.		679,000	679,000	Year End Roll	1/3/2017
2016	102	FV	678,100	900	.		679,000	679,000	Year End	1/4/2016
2015	102	FV	646,600	900	.		647,500	647,500	Year End Roll	12/11/2014

!15998!

PRINT

Date	Time
12/30/21	21:44:47

LAST REV

Date	Time
11/23/21	11:52:01
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 15998

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRICE SKYE &,	79066-337	2	11/3/2021		1,100,000	No	No		
SERABIAN DAVID	61602-94		4/12/2013		671,300	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	Measured	DGM	D Mann
1/21/2014	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	11784
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7264																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2012	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	2.1 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		2.1 %

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.71536255
Const Adj.:	0.99989998
Adj $ / SQ:	178.823
Other Features:	74332
Grade Factor:	1.21
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	900594
Depreciation:	18912
Depreciated Total:	881681

COMMENTS

OF=1 EXTRA SINK & 1 SEPARATE SHOWER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	281.29
Special Features:	0	Val/Su Net:	316.48
Final Total:	881700	Val/Su SzAd	316.48

SKETCH

UnSketched SubAreas:
GLA: 2786,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,786	178.820	498,200
Net Sketched Area:		2,786	Total:	498,200
Size Ad	2786	Gross Area	2786	FinArea 2786

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

016.A-0006-0081.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X15	G	GD	2012	5.94	T	4.2	102			900			900

More:	N	Total Yard Items:	900	Total Special Featues:	Total: 900